049.0	0003	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,900 /	886,900
					USE VALUE:	886,900 /	886,900
					ASSESSED:	886,900 /	886,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILL ROBERT F JR
Owner 2:	
Owner 3:	
Street 1:	19 WARBLER SPRINGS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HILL ROBERT F -
Owner 2:	-
Street 1:	70 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1859, having primarily Vinyl Exterior and 2800 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4927.000	529,200		357,700	886,900
Total Card	0.113	529,200		357,700	886,900
Total Parcel	0.113	529,200		357,700	886,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.75 | /Parcel: 316.75

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 34787

GIS Ref

GIS Ref

Insp Date 06/08/09

!4140!

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	529,200	0	4,927.	357,700	886,900		Year end	12/23/2021
2021	105	FV	504,900	0	4,927.	357,700	862,600		Year End Roll	12/10/2020
2020	105	FV	504,900	0	4,927.	357,700	862,600	862,600	Year End Roll	12/18/2019
2019	105	FV	408,500	0	4,927.	357,700	766,200	766,200	Year End Roll	1/3/2019
2018	105	FV	408,500	0	4,927.	240,200	648,700	648,700	Year End Roll	12/20/2017
2017	105	FV	384,100	0	4,927.	230,000	614,100	614,100	Year End Roll	1/3/2017
2016	105	FV	384,100	0	4,927.	209,500	593,600	593,600	Year End	1/4/2016
2015	105	FV	323,200	0	4,927.	168,600	491,800	491,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:06:22

LAST REV

Date	Time
03/02/19	12:56:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4140

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILL ROBERT F,	57313-492		8/18/2011	Convenience	1	No	No		
	15941-381		12/1/1984		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2012	1284	Manual	10,000	C				
8/18/1994	423	Manual	50,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Mail Update	MM	Mary M
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/8/2009	Measured	189	PATRIOT
2/11/2000	Mailer Sent		
2/11/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4927		Sq. Ft.	Site		0	70.	1.04	11			Med. Tr	-10					357,722						357,700	

Total AC/HA:	0.11311	Total SF/SM:	4927	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	357,722	Spl Credit		Total:	357,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1859	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02499998
Const Adj.:	0.99989998
Adj $ / SQ:	174.233
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719054
Depreciation:	189830
Depreciated Total:	529224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	4	2	

Totals		
3	12	6

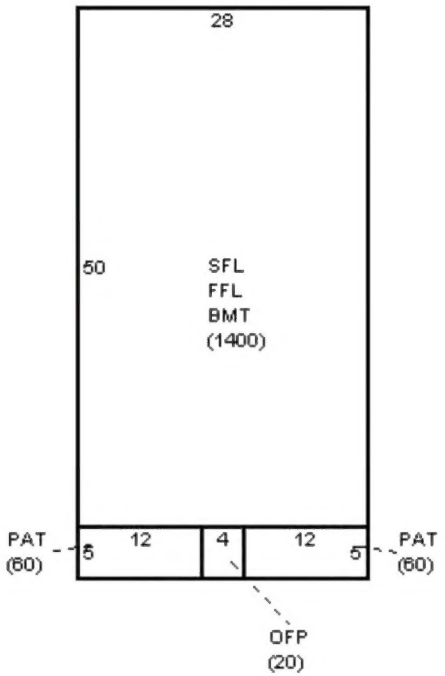
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.23
Special Features:	0	Val/Su Net:	121.94
Final Total:	529200	Val/Su SzAd	189.00

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,400	52.270	73,178
FFL	First Floor	1,400	174.230	243,926
SFL	Second Floor	1,400	174.230	243,926
PAT	Patio	120	5.370	645
OFP	Open Porch	20	44.000	880

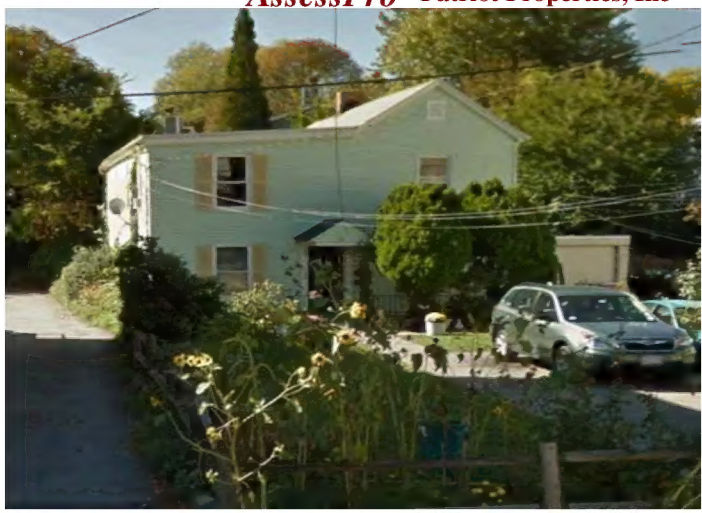
Net Sketched Area:	4,340			Total:	562,555
Size Ad	2800	Gross Area	4340	FinArea	2800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

049.0-0003-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	